

CITY OF BEAVERTON

BOARD OF DESIGN REVIEW

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005
JUNE 28, 2001

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **BDR2001-0025: MAGNOLIA GREEN OFFICE BUILDING**

(Continued from June 14, 2001)

A proposal for a new office building proposed to be approximately 9,578 square feet in size, with associated parking and landscaping. The Board of Design Review, during a public hearing, will review the overall design of this request including the building, landscaping, internal parking and drive layout, and lighting design. In taking action on the proposed development, the Board shall base its decision on the approval criteria listed in Section 40.10.15.3.C. The development proposal is located west of Millikan Boulevard and north of Tualatin Valley Highway; Washington County Assessor's Map 1S1-08CD on Tax Lot 100. The affected parcel is zoned Station Area-Medium Density Residential (SA-MDR) and is approximately 0.88 of an acre in size.

NEW BUSINESS

PUBLIC HEARINGS

1. **SW 155TH AVENUE PEDESTRIAN IMPROVEMENT NORA ROAD TO WEIR ROAD**

The following land use applications have been submitted for the pedestrian improvements along SW 155th Avenue, between Weir Road and Nora Road. The proposal includes the construction of soft bark chip walkways on both sides of the street, the construction of retaining walls, and the installation of eight streetlights. The development proposal is located approximately 2,000 feet along SW 155th Avenue between SW Nora Road and SW Weir Road; Washington County Assessor's Map 1S1-29DB, 1S1-29CA, 1S1-29CD, and 1S1-29DC, within the public right-of-way. Properties with frontage along SW 155th Avenue are zoned Urban Standard Density (R-5) and Urban Medium Density (R-2).

BDR2001-0054: Type 3 Design Review

Request for Design Review approval for proposed pedestrian improvements. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.10.15.3.C.

VAR2001-0006: Design Variance

Request for Design Variance approval to vary from the City standards regarding undergrounding private utilities. Pursuant to Section 40.10.15.2.C.1.h of the Development Code, private utilities are to be placed underground. With this request for variance, existing private utilities, specifically power and telephone lines, would remain above ground. In taking action on the proposed development, the Board of Design Review shall base its decision on the approval criteria listed in Section 40.80.15.3.C.

2. **BED, BATH & BEYOND EXTERIOR REMODEL**

The following land use application has been submitted for modifications to an existing commercial building at 12155 SW Broadway Street. The development proposal is located on Washington County Assessor's Map 1S1-15BB, on Tax Lot 3200. The site is zoned Regional Center-Old Town (RC-OT) and is approximately 1.91 acres.

ADJ2001-0002: Adjustment

Request for an Adjustment approval in order to modify particular development standards of the RC-OT district and along major pedestrian routes. The adjustment request includes modifications to the following development standards: maximum 5 foot front yard setback along major pedestrian routes, off-street parking location, 50% glazing along major pedestrian routes, 50% frontage along major pedestrian routes, locating the building on the corner of two major pedestrian routes, providing direct entry off major pedestrian route, and 5 foot landscape buffer between parking and the public right-of-way. The Board of Design Review will review this request through a public hearing scheduled for June 28, 2001 at 6:30 p.m. In taking action on the proposed adjustments, the Board shall base its decision on the approval criteria listed in Section 20.20.60.A.4.B of the Development Code.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.